



FOR SALE | LAND

# FARMERSVILLE COMMERCIAL LAND

Farmersville Blvd And Walnut Avenue, Farmersville, CA 93223



## PROPERTY HIGHLIGHTS

- Great Location
- Adjacent to Other Major Retail
- Property is Annexed To the City

## PRESENTED BY:

**Mark Mimms BRE#00634344**

Managing Director  
559.222.9909  
mimms@svn.com  
BRE #00634344





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FARMERSVILLE RETAIL LAND | 9.4 ACRES | FARMERSVILLE, CA

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FOR SALE | LAND

# FARMERSVILLE RETAIL LAND

1720 Farmersville Blvd | Farmersville, CA 93223

## 1 | PROPERTY INFORMATION

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# Executive Summary



## PROPERTY SUMMARY

**SALE PRICE:** \$1,300,000

**LOT SIZE:** 9.4 Acres

**APN #:** 111-290-007

**ZONING:** General Commercial

**MARKET:** Farmersville

**CROSS STREETS:** North Farmersville Blvd And  
West Walnut Avenue

## PROPERTY OVERVIEW

### THE PROPERTY HAS BEEN ANNEXED TO THE CITY OF FARMERSVILLE

The land has been annexed to the City of Farmersville and consists of 9.4\_+/- acres. The Property is zoned General Commercial and is adjacent to a Rite Aid at the corner of Farmersville Blvd and Walnut Avenue.

## PROPERTY HIGHLIGHTS

- Great Location
- Adjacent to Other Major Retail
- Property is Annexed To the City
- 409,464 Square Feet
- \$3.17 Per Square Foot



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# Complete Highlights

## PROPERTY HIGHLIGHTS

- Great Location
- Adjacent to Other Major Retail
- Property is Annexed To the City
- Seller Motivated To Sell





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# FARMERSVILLE COMMERCIAL LAND

1720 Farmersville Blvd | Farmersville, CA 93223

## 2 | LOCATION INFORMATION

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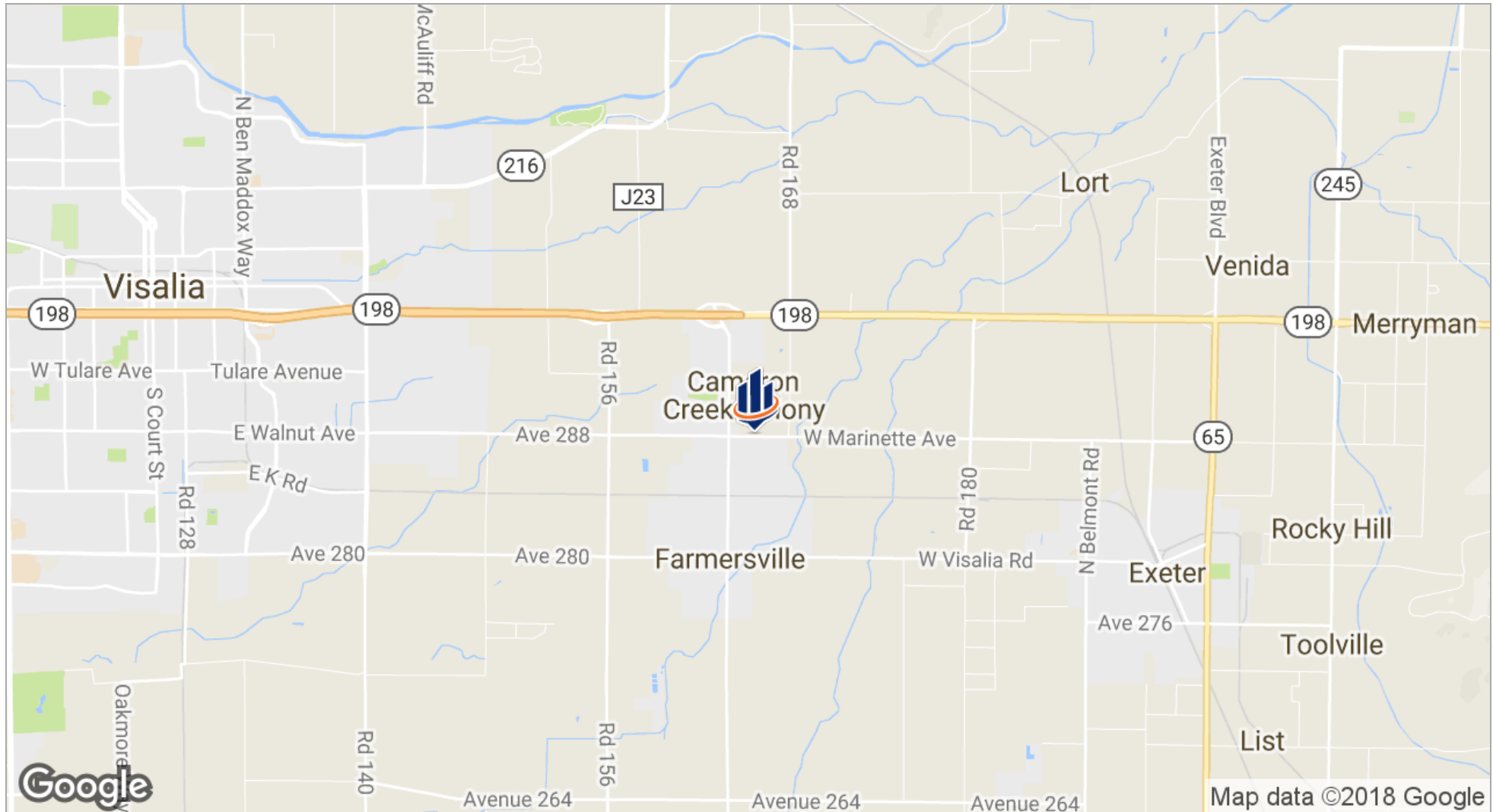


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## Location Maps







## Site Plan





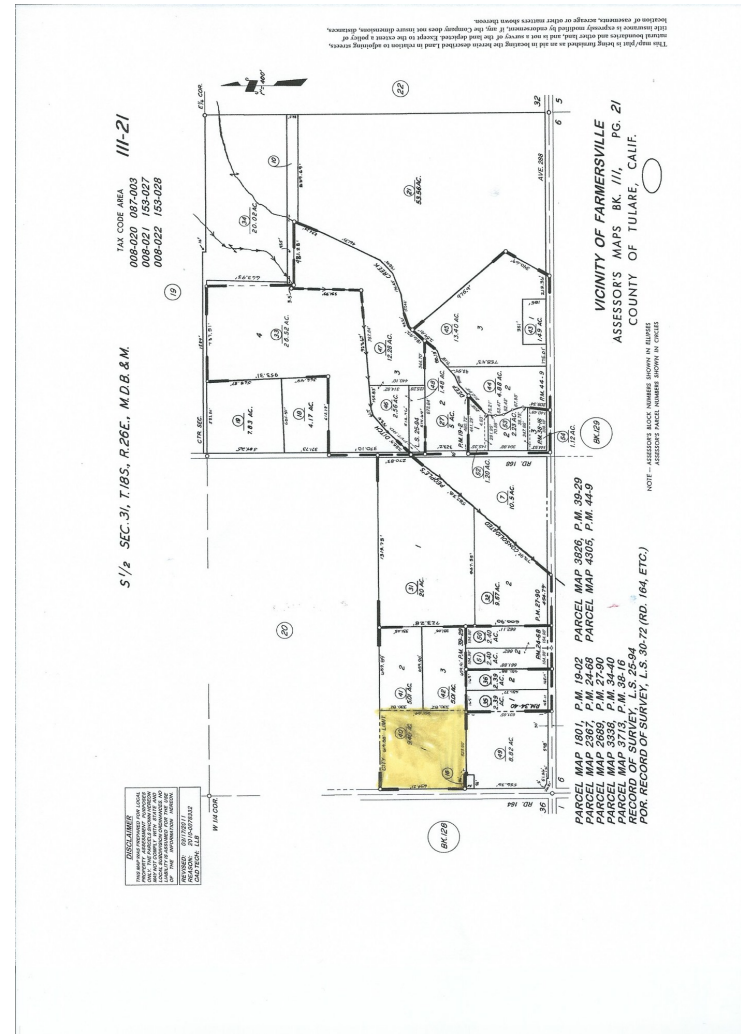


## Retailer Map



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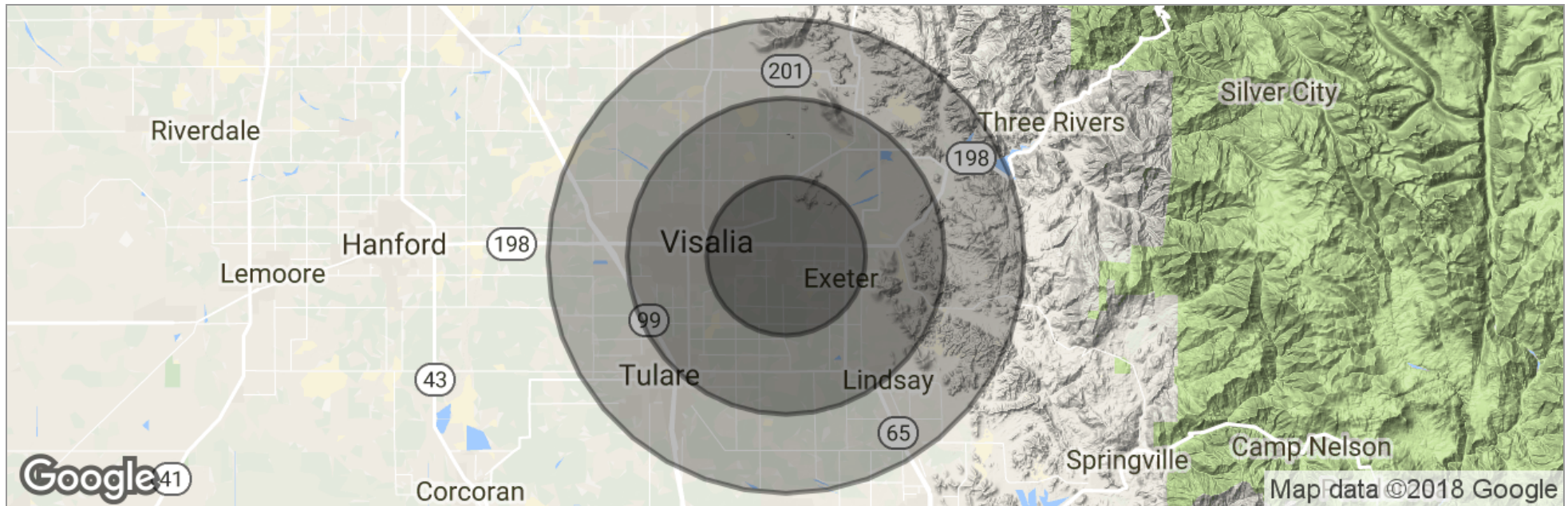
# Site Plan







## Demographics Map



	5 Miles	10 Miles	15 Miles
Total Population	52,058	184,332	312,335
Population Density	663	587	442
Median Age	30.1	31.3	30.5
Median Age (Male)	29.1	30.4	29.6
Median Age (Female)	32.2	32.9	31.7
Total Households	16,166	58,648	95,618
# of Persons Per HH	3.2	3.1	3.3
Average HH Income	\$62,124	\$63,149	\$62,812
Average House Value	\$270,949	\$279,492	\$273,776

\* Demographic data derived from 2010 US Census



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## 3 | DEMOGRAPHICS

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# Demographics Report

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## Advisor Bio & Contact 1



### Mark Mimms

Managing Director

SVN | M J M and Associates Inc.

Serving as Managing Director and Investment Property Specialist for Sperry Van Ness International in the Fresno market, Mark Mimms brings over 35 years of experience to the Sperry Van Ness Team. Mimms has closed over \$1Billion in properties, and serves as an expert in the large projects division. Mimms entered the commercial real estate business in 1977 and served as president and owner of his own commercial real estate brokerage company until he joined Sperry Van Ness in the year 2000.

A veteran in the industry, Mimms has been involved in a variety of large transactions in many jurisdictions including the sale of apartments, industrial buildings, office buildings, retail buildings, motels and land throughout the State of California. Mark's client's investment needs and desires have taken him to areas outside of the Fresno marketplace. Mimms has closed projects in Los Angeles, Beverly Hills, California, Hollywood, California, Sacramento, California, Baton Rouge, Louisiana, Lugoff, South Carolina, Charlotte, North Carolina, Dayton Ohio, Detroit, and most recently Grand Rapids, Michigan.

Mimms received his bachelor's degree in Criminology and Law Enforcement and a minor in real estate from the Fresno State University.

#### Key Accomplishments:

- Achiever Award 2015
- Partner Circle Award 2014
- Partner Circle Award 2013
- Top Earner West Region Award 2007
- Partner Circle Award 2007
- Achiever's Award 2006
- Partner Circle Award 2005

#### Memberships & Affiliations

Christian Business Men's Committee  
Certified Real Estate Appraisers  
Member if ICSC

BRE #00634344

Phone: 559.222.9909

Fax: 559.222.9905

Cell: 559.312.7781

Email: [mimms@svn.com](mailto:mimms@svn.com)

Address: 1100 West Shaw Avenue, Suite 132  
Fresno, CA 93711

